

Office of Planning  
Baltimore County, Maryland  
April 23, 1997

To facilitate preparing a vision statement, please list as many items as you can under each category.

List the things you like about your community:

List the things you dislike about your community:

## Developing a Vision Statement for the Windlass Run/Bird River Road Area

Developing a vision statement allows a community to identify a preferred future for itself. To choose a direction, a community must first develop a mental image of a possible and desirable future state. This vision should articulate a view of a realistic, credible, attractive future for the community, a condition that is better in some important ways than what now exists. The preferred future is one that is different (whether to a large degree or only slightly) from that which will occur if things continue to happen as they are presently. Please list four statement which demonstrate a part of your vision of your community 20 years in the future. In the right-hand column, please number your responses from 1 to 4 in order of their importance to you (1=most important). [Your individual answer sheets will be collected. Your name is optional.]

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Response

Importance  
Level

- 
1. \_\_\_\_\_
- 
2. \_\_\_\_\_
- 
3. \_\_\_\_\_
- 
4. \_\_\_\_\_
-

## Community Goals

A *goal* defined as "the purpose toward which an endeavor is directed". The goals are broad statements of intended accomplishments which, if accomplished as a whole, would bring the community closer to meeting its overall vision of the future. Keep in mind that goals do not identify specific activities which will be undertaken. Rather, goals will be specific conditions that you expect to exist if planned activities are geared toward that outcome. For the purposes of the community plan, we will break down these goals into separate categories as follows: Community character, growth management, physical environment, economic development, recreation/open space, and transportation/streets. In the space following each of these categories below, please identify three potential goals relating to the category which you think would help The Windlass Run/Bird River Road Area to move in the direction of the preferred future of the community in 20 years. Use the right-hand column to rank them from 1 to 3 in order of importance within each category.

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### Community Character

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

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### Growth Management

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

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### Physical Environment

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

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### Public Service/Facilities

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

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### **Economic Growth**

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1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

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### **Recreation/Open Space**

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1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

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### **Transportation/Streets**

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1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

## Policies

A policy is a guidance tool designed to influence and determine decisions, action, and other matters. The policy helps to identify the outcome to expected from decision-makers on decisions related to applicable topics. Based on the goals that were identified, what specific policies do you feel the community and County could follow to help ensure that these goals will be met. For each category of goals addressed in the previous exercise, please identify one policy that would fit this description.

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### **Community Character**

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**Policy**

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### **Physical Environment**

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**Policy**

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### **Economic Growth**

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**Policy**

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### **Recreation/Open Space**

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**Policy**

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### **Transportation/Streets**

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**Policy**

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## **Example of Vision, Goal, & Policy**

- Vision:** The Windlass Run will be returned as a stream park with pathways for hiking & biking.
- Goal:** To Minimize the negative environmental impacts on Windlass Run and to provide recreational opportunities.
- Policy:** All new development impacting the Windlass Run and its stream buffer areas shall make a monetary contribution to the Windlass Run conservation park fund to allow for the purchase of the necessary land.

# BALTIMORE COUNTY ZONING INFORMATION

Note: For detailed information, see Baltimore County Zoning Regulations, 1987 Edition, as amended.

## Zoning Terms and Classifications Summary

### Resource Conservation

R.C. 2 .....	Agricultural Protection
R.C. 3 .....	Deferral of Planning and Development
R.C. 4 .....	Watershed Protection
R.C. 5 .....	Rural Residential
R.C. 20, R.C. 50.....	Resource Conservation -- critical area

### Density Residential

D.R. 1, 2, 3.5, 5.5, 10.5 & 16	Density Residential -- for low, medium and high density urban residential areas. Numeral in each classification indicates maximum number of units permitted per acre. No standard minimum lot size is required except for small tracts.
Residential Transition Areas ...	Residential areas where dwelling type and lot size requirements must be compatible with existing residences or subdivision lots.

### Elevator Apartment

R.A.E. 1 .....	Residence, Apartment, Elevator -- for mid-rise elevator apartment building development in designated town and community centers. Forty density units per acre.
R.A.E. 2 .....	Residence, Apartment, Elevator -- for high-rise elevator apartment buildings within designated town centers only. Eighty density units per acre.

### Office

R.O.A. ....	Residential Office -- (Class A) to accommodate house conversion to office buildings as of right.
R.O. ....	Residential Office -- to accommodate house conversion to office buildings as of right; small conventional office buildings permitted by special exception.
OR-1 .....	Office / Residential -- to accommodate development or limited enlargement of a single medium-size office building or residential development potential to D.R. 5.5.
OR-2 .....	Office / Residential -- to provide for development of office buildings with supportive accessory commercial uses or residential development potential to D.R. 10.5.
O-3 .....	Office Park Zone -- to provide a zone to be used exclusively for office development.
O.T. ....	Office and Technology -- to permit employment-intensive office development in combination with certain high technology and residential development.
S.E. ....	Service Employment -- to permit and encourage the development of offices, related business service uses and small, low impact, light industrial uses; stresses compatibility with residential uses.

### Business

R.C.C. ....	Resource Conservation -- Commercial
C.B. ....	Community Business -- to provide for daily shopping and service needs of nearby residents through small businesses which do not generate large amounts of traffic; stresses compatibility with residential uses.
B.L.R. ....	Business Light Restricted -- to permit a range of retail and service uses; performance standards are required to protect adjacent communities.
B.L. ....	Business Local - small-scale commercial
B.M. ....	Business Major - large-scale commercial
B.R. ....	Business Roadside - the most permissive commercial classification
B.M.M. ....	Business Maritime Marina -- is established to accommodate water-dependent facilities and associated uses at a scale in keeping with the surrounding residential community.
B.M.B. ....	Business Maritime Boatyard -- is established to accommodate water-dependent facilities and includes more intense uses than those permitted in the B.M.M. zone.

### Manufacturing

M.R. ....	Manufacturing Restricted -- the most restrictive industrial classification.
M.L.R. ....	Manufacturing Light Restricted -- permits industrial plants and offices with convenient access to expressways to serve as industrial employment centers.
M.L. ....	Manufacturing Light -- provides for light industrial uses such as assembly plants, processing, etc.
M.H. ....	Manufacturing Heavy -- the most permissive industrial classification.

Districts -- to further the purposes of zones; they provide greater refinement in land use regulation.

A.S. ....	Automotive Service	C.T. ....	Commercial, Town-Center Core
C.R. ....	Commercial, Rural	I.M. ....	Industrial, Major
C.C.C. ....	Commercial, Community Core		

## **ACKNOWLEDGMENTS**

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